

31/15 Buchanan Street

LEITH, EDINBURGH, EH6 8RD



*SITUATED ON BUCHANAN STREET IN
THE HEART OF VIBRANT LEITH*



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McEwan Fraser is delighted to present this top-floor one-bedroom flat, which forms part of a traditional tenement in sought-after Leith, and is offered to the market chain free. The property is neutrally decorated and presented to the market in excellent condition, making it an ideal first-time buy or sound buy-to-let investment.

It is perfect for a buyer who is keen on making their own mark on their new home. Features include double glazing, gas central heating, a secure entry system, and a communal rear garden.

The internal accommodation is focused on the generous living room, which is neutrally decorated, finished with laminate flooring, and enjoys excellent levels of natural light. There is also a feature fireplace which creates a beautiful focal point for the room. The kitchen is accessed from the living room and boasts a good range of base and wall-mounted units.







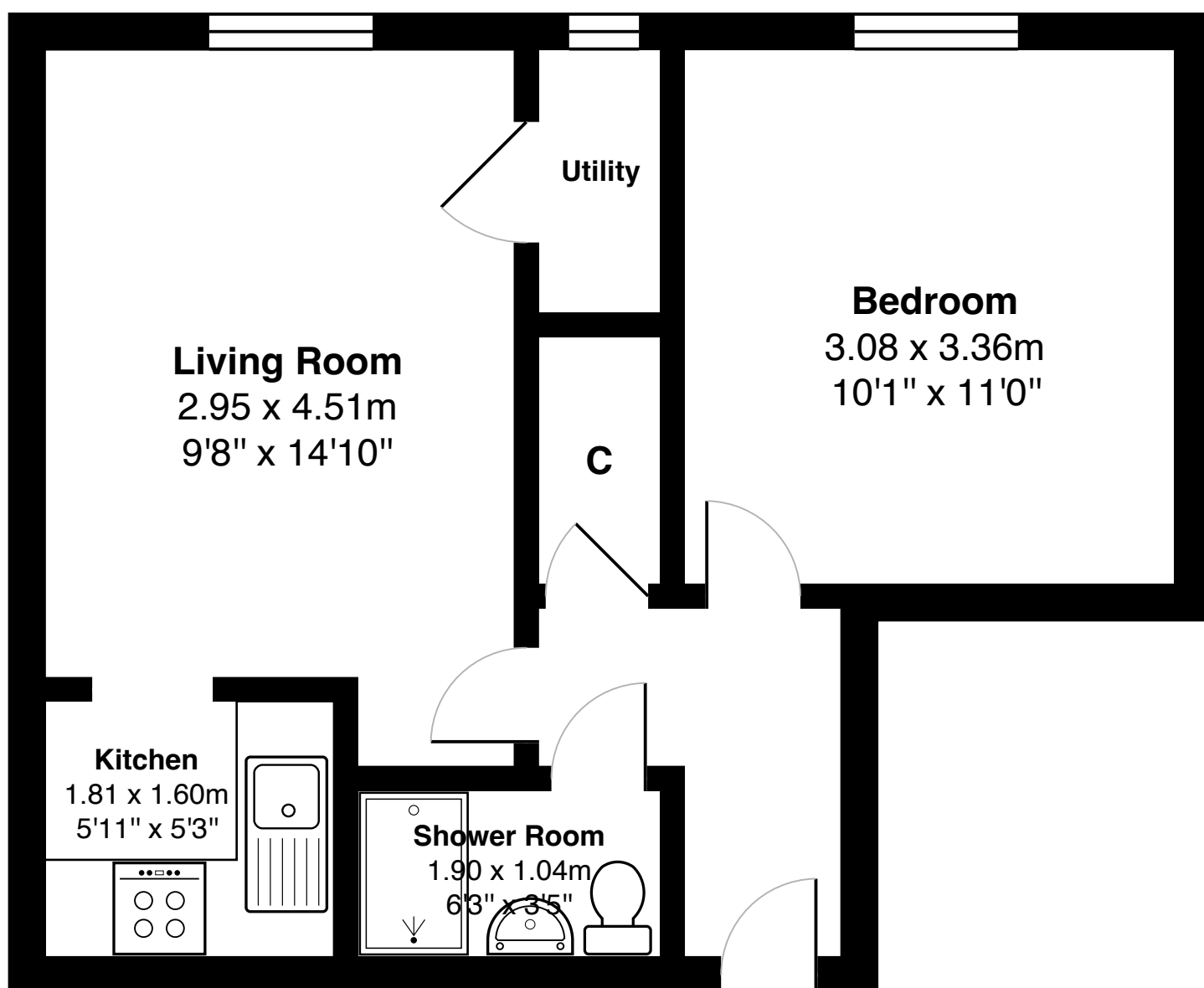
The double bedroom has excellent proportions and plenty of space for a full suite of free-standing bedroom furniture.





The accommodation is completed by a contemporary shower room.





Gross internal floor area (m²): 37m²

EPC Rating: C



Externally, there is a communal rear garden and permit parking on the street. Early viewing of this lovely flat is essential to fully appreciate both the proportions and quality on offer within.

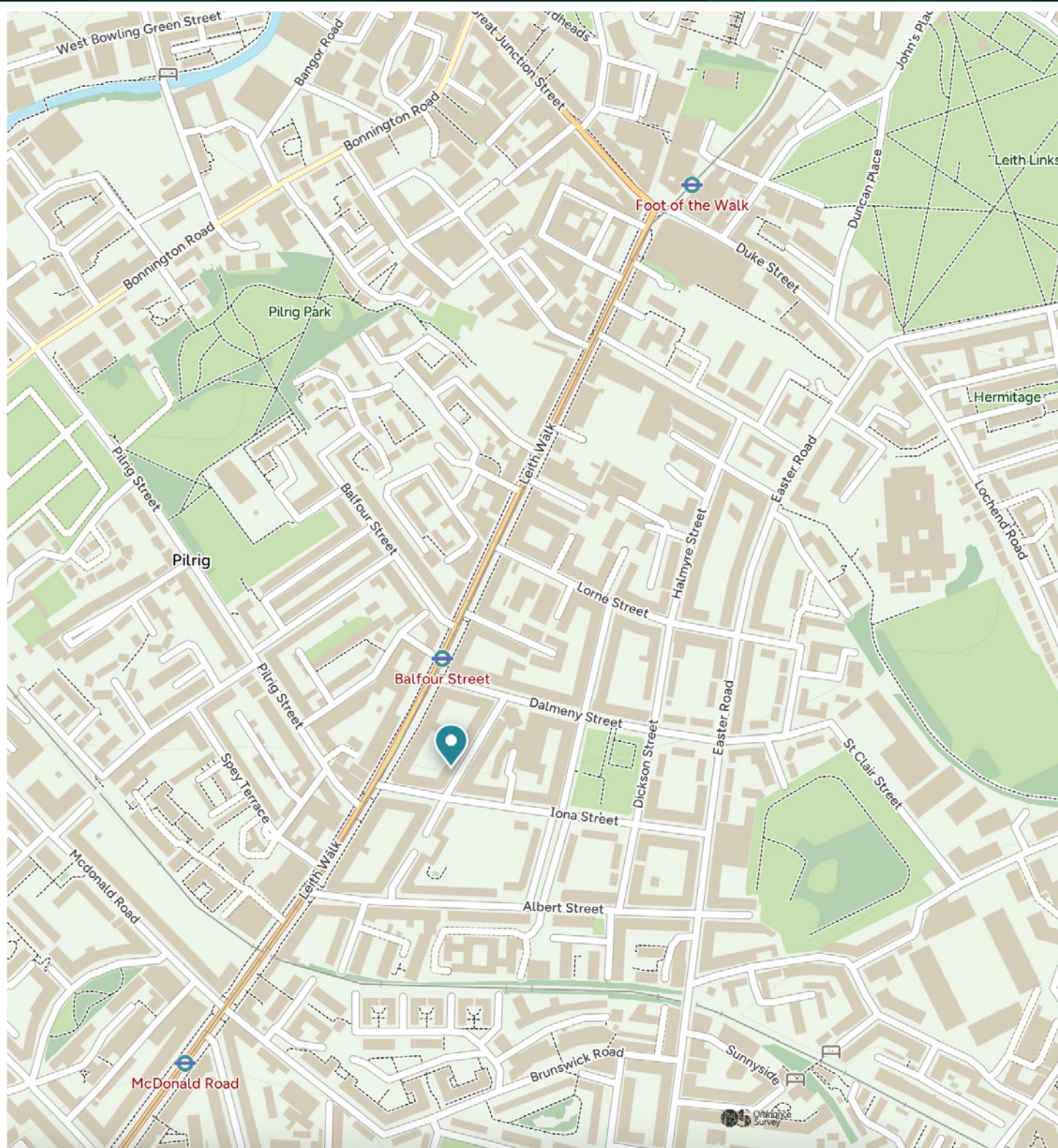




Situated on Buchanan Street in the heart of vibrant Leith, this property enjoys an enviable location close to some of Edinburgh's most dynamic amenities and attractions. Leith has transformed into one of the city's most sought-after districts, popular with young professionals and first-time buyers drawn to its creative energy, independent spirit, and excellent local lifestyle. Just a short walk away, The Shore offers an exceptional selection of cafés, bars, and award-winning restaurants, perfect for socialising or relaxed weekend brunches. Nearby Leith Walk provides a wide choice of shops, gyms, and everyday conveniences, while the Ocean Terminal complex offers larger retail outlets, a cinema, and leisure facilities.

Excellent transport links make this an ideal location for commuters and city explorers alike. Regular bus and tram services connect directly to Edinburgh city centre, while nearby cycle routes and walking paths, including the Water of Leith walkway, offer scenic alternatives for getting around. The area also benefits from easy access to main road networks and Edinburgh Waverley Station is within easy reach. With its lively atmosphere, strong community feel, and superb amenities all on the doorstep, Buchanan Street offers an ideal base for buyers looking to enjoy the best of modern Leith living.

The Location



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